



1732613047

Doc# 1732613047 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2017 11:43 AM PG: 1 OF 3

**LIEN NOTICE FOR
COMMERCIAL REAL ESTATE
BROKER LIEN**

Amount of Claim: \$175,000.00

**SYED BROKERAGE & CAPITAL
CO., an Illinois corporation,**

Broker-Claimant,

v.

**MDDS REAL ESTATE INC., an
Illinois corporation,**

Owner.

Notice is hereby given that Syed Brokerage & Capital Co., as Broker-Claimant, whose real estate license number is 478026713 and whose business address is 21720 W. Long Grove Rd. #C232, Deer Park, Illinois 60010, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled, Commercial Real Estate Broker Lien Act, 770 ILCS 15/1, *et seq.* and states:

1. The following described real property ("Property") located at 415 S. Pulaski Rd., Chicago, IL 60624 is legally described as follows:

Lot 25, 26, 27 and 28 in block 12, in Lambert Tree's sub-division of the west 1/2 of the Northwest 1/4 of Section 14, Township 39 North, range 13, east of the third principal meridian, according to the plat thereof recorded July 23, 1865, as document number 2253192 in Cook County, Illinois.

Commonly known as:

Property Identification Number: 16-14-112-037-0000

Address: 415 S. Pulaski Rd., Chicago, IL 60624

2. MDDS Real Estate Inc. ("Owner") is the owner of the Property.
3. On or about April 1, 2017, the Owner executed a written agreement as owner of the Property, which gives the Broker-Claimant the exclusive right to sell the Property and the

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business (the "Business") operating at the Property ("Exclusive Right to Sell Agreement") and which obligates the Owner to pay the Broker-Claimant a commission if the Broker-Claimant obtains an offer to purchase the Property from a ready, willing, and able buyer at the marketing price.

4. On or about June 9, 2017, the Broker-Claimant procured Nagi Saleh ("Saleh") who entered into a contract with the Owner to purchase the Property and the Business pursuant to the terms of the Exclusive Right to Sell Agreement (the "Contract").

5. At all times, Saleh was ready, willing, and able to purchase the Property under the Contract.

6. Under the Contract, the Property constituted 58.3333% of the total purchase price that Saleh was willing to pay the Owner.

7. The total amount of the commission to which Broker-Claimant would be entitled under the Exclusive Right to Sell Agreement for procuring Saleh as a ready, willing, and able buyer of the Property and the Business is Three Hundred Thousand and 00/100ths Dollars (\$300,000.00) of which 0% has been paid.

8. The proportion of the commission attributable to the sale of the Property is One Hundred and Seventy-Five Thousand and 00/100ths Dollars (\$175,000.00) of which 0% has been paid.

9. Broker-Claimant now claims a lien on the above-described Property and all improvements thereon and against all persons interested therein in the sum of One Hundred and Seventy-Five Thousand and 00/100ths Dollars (\$175,000.00) from the Owner for procuring Saleh as a buyer of the Property.

10. The Broker-Claimant provided all of the services under the Exclusive Right to

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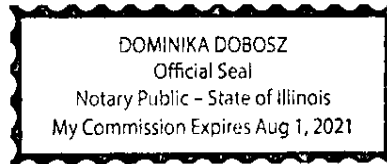
Sell Agreement and performed all obligations under that Exclusive Right to Sell Agreement to receive a commission.

SYED BROKERAGE & CAPITAL CO.

By [Signature]

Its PRESIDENT

STATE OF ILLINOIS Illinois)
COUNTY OF COOK) MAKE SS



Mehmood Syed, being first duly sworn on his oath, deposes and states that he has read the foregoing Lien Notice for Commercial Real Estate Broker Lien and knows the contents thereof and that all the statements therein contained are true and accurate to the knowledge of the undersigned.

[Signature]

Subscribed and sworn to me this 17 day of November 2017.

[Signature]
Notary Public

NOTE: THIS LIEN NOTICE IS VOID AND UNENFORCEABLE UNLESS RECORDED, AS REQUIRED IN THE COMMERCIAL REAL ESTATE BROKER LIEN ACT, WITH THE COUNTY RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE IS LOCATED.

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